



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov  
FAX 410-313-3467  
TDD 410-313-2323

## TECHNICAL STAFF REPORT

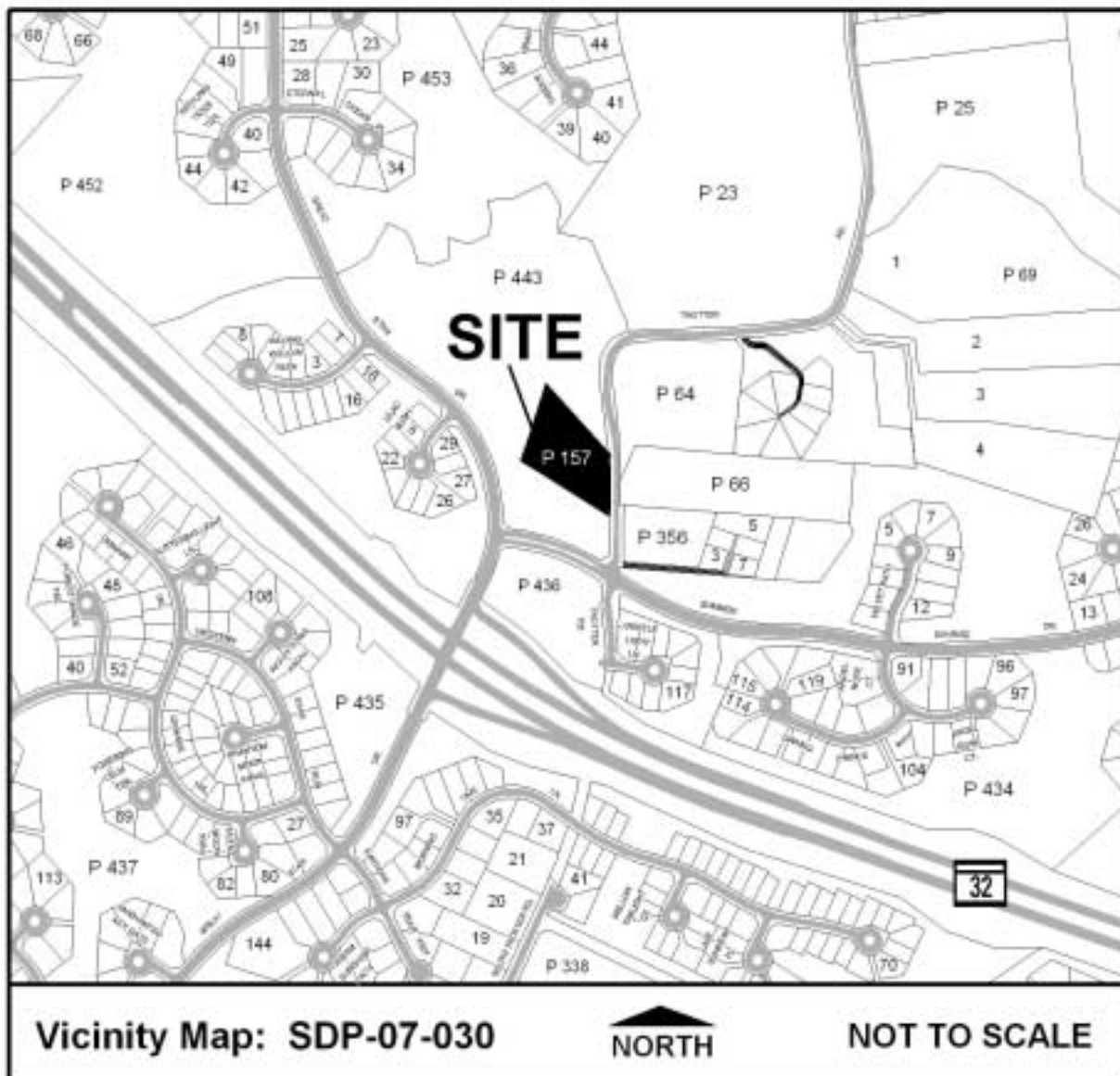
### Planning Board Meeting of July 19, 2007

**Case No./Petitioner:** SDP-07-030 / Williamsburg Group, LLC

**Subject:** Trotter Pines Lots 1-4 and Open Space Lot 5

**Request:** The request is for approval of a site development plan (SDP) for the construction of 4 single family detached (SFD) residential dwellings on a property zoned "R-ED" (Residential – Environmental Development) in accordance with Section 107.F.1.a. of the Howard County Zoning Regulations.

**Location:** The subject property is located at 6292 – 6304 Trotter Road, containing approximately 1.95 acres of land identified as Parcel 157 on Tax Map 35, Grid 14, in the Fifth Election District of Howard County, Maryland.



Vicinal Properties:

The subject property is identified as Parcel 157, abutting Trotter Road to the east, and surrounded by the Village of River Hill Section 2, Area 5, Open Space Lot 31. The subject property is zoned R-ED, while the surrounding property is zoned New Town and is an open space credited land use.

Site History:

- F-07-041 / Trotter Pines Lots 1-4 and Open Space Lots 5 & 6; Recorded 5/24/07

Site Analysis:

**Existing Site Conditions** – The 1.95 acre site contains 1.11 acres of forest which runs along the northern, eastern, and southern edges of the property. An existing home, located centrally on the site, was removed in conjunction with the subdivision (F-07-041).

As part of the subdivision plan, four residential lots, ranging in size from 8,946 square feet to 12,797 square feet (net), were created. In addition, two open space lots were established to encompass the environmentally protected areas on the site (stream, stream buffer, wetland, wetland buffer, and steep slopes) and the 0.60 acre Forest Conservation Easements. Open Space Lot 5, measuring 39,615 square feet, runs from Trotter Road along the northern and western sides of the site and Open Space Lot 6 (11,406 square feet in area) adjoins Trotter Road to the south of the use-in-common driveway which will serve all the lots.

**Site Improvements** – The petitioner is proposing to build four single family detached houses accessed off of a use in common driveway (which is to be built in accordance with F-07-041).

**Storm Water Management (SWM)** – SWM for the property is to be provided by landscaped rain gardens.

**Landscaping** – A type A buffer is being provided at 1 shade tree per 60 feet along the rear of Lots 1-3 and the side of Lots 3 and 4.

**Forest Conservation** – This project has met its forest conservation obligation in the form of retention on Open Space Lot 5 and retention and reforestation on Open Space Lot 6 with F-07-041. The total acreage of the retention is 0.57 acres, for planting it is 0.03 acre. The Forest Conservation Easements are located to facilitate environmental protection and to preserve the views from scenic Trotter Road.

**Scenic Roads** – Trotter Road is a scenic road. During subdivision the property owner was required to minimize disturbance near the road and to keep the existing forest adjacent to Trotter Road (except that disturbance needed for site access).

Planning Board Criteria:

This SDP is in compliance with the three criteria requirements of Section 107E.6 of the Howard County Zoning Regulations and as follows:

**A. The proposed layout of lots and open space effectively protects environmental and historic resources.**

The environmental features on the subject property (stream, wetland and steep slopes) have been placed within a forest conservation easement on two open space

lots. The purpose of this easement is to protect the environmental features and their 0.57 acres of the existing forest on the site. By clustering the homes, by using a shared driveway for lot access, and by situating the open space lots to protect forest and the stream valley, the subdivision design protects the environmental resources on site.

**B. Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**

The buildings are proposed within each lot's building restriction lines and have been placed in such a way to limit grading. The stormwater management for the project will be fulfilled through the use of rain gardens and through sheet flow to buffer credits.

**C. Setbacks, landscaped buffers, or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic districts.**

The closest proposed house is set back over 100 feet from Trotter Road. There are forest conservation easements protecting the view of the proposed homes from the scenic road. The houses are then buffered from nearby development by wooded Open Space on the adjacent properties and by the landscaping and forest retention required in conjunction with this subdivision.

SRC Action:

On May 4, 2007, the Subdivision Review Committee determined SDP-07-030 to be approvable, subject to obtaining Planning Board approval and compliance with the SRC comments which primarily addressed the need to make minor drafting revisions to the site development plan prior to signature approval.

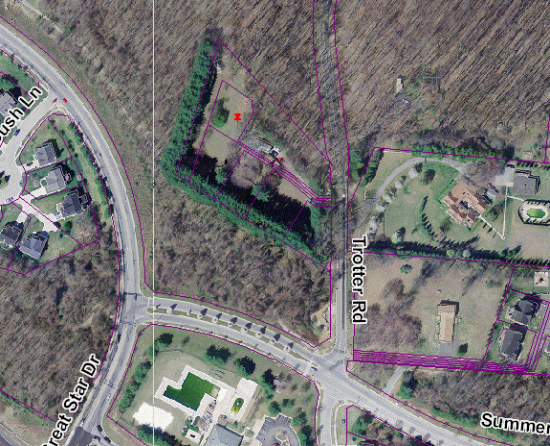
The file is available for review at the Howard County Department of Planning and Zoning at 3430 Courthouse Drive, Ellicott City, Maryland, 21043.

Recommendation:

The Department of Planning and Zoning recommends that the Planning board approve this SDP, subject to compliance with the SRC agency comments issued for SDP-07-030.

\_\_\_\_\_  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

\_\_\_\_\_  
Date



ush Ln

Trotter Rd

Great Star Dr

Summer

### LEGEND

- [illegible]

111

- [illegible]

### LEGEND